

# CLG HISTORIC PRESERVATION PLANNING GRANT APPLICATION

## I. Applicant

Franklin Historic District Commission/City of Franklin

Judith C. Allain, Chairman of Franklin Historic District Commission  
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Franklin, LA 70538  
St. Mary Parish  
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Applicant has not received Certified Local Government funds in the past.

## II. Project Name

Franklin Historic District Booklet

Franklin Historic District  
(National Register District - #82000458, added 1982)  
Franklin City Hall  
300 Iberia Street  
Franklin, LA 70538

Total project cost \$ 3,500 Grant funds requested \$ 1,750

## III. Project Manager

Name: Ben Nash, FHDC member Phone: 985 312-4359  
71 Main St.  
Franklin, LA 70538  
E-mail: nashes@mindspring.com Fax: 337 413-1840

## IV. Audit Information

The City of Franklin fiscal year is from May 1 to April 30.  
The current fiscal year is 2006  
Darnall, Sikes, Gardes and Fredrick performed the last annual audit (2005).  
The audit is performed in accordance with accepted accounting practice.  
The audit is usually issued on or about December 1 of the same year.

## V. Project Description/Scope of Work

### **Purpose:**

The Franklin Historic District has identified the need for a vehicle to inform and educate the community of the continuing need for support of historic preservation and the requirements of the historic district designation. The Franklin Historic District Booklet is intended to inform and educate current and future stakeholders in the community by providing them with a more clearly written ordinance coupled with informative and procedural details and a tear-out application form.

The revised ordinance is intended to provide clear and consistent guidance for interested parties so that rehabilitation projects may be encouraged and be successful. This success will be defined in such a way that assures the preservation of a building's "character-defining" architectural materials and features, and also allows for an efficient contemporary use.

A well-written booklet, of a quality that will not be thrown away or shelved but will be used, is believed to fulfill much of this purpose.

### **Products:**

The Franklin Historic District Booklet is envisioned to be a quality product of approximately twenty (20) pages. The booklet will be 8½ X 11 in., saddle stitched, and with a glossy cover. Some 1,000 copies will be printed for distribution.

#### **Contents:**

- Mayor's introduction
- Application instructions
- Revised ordinance
- Application form (tear out)
- Resource list
- Glossary
- Sources
- References

## **Methodology:**

The members of the Franklin Historic District Commission and staff will conduct and complete the following activities:

- Revise the ordinance
- Obtain or develop other contents
- Obtain necessary ordinance approvals
- Commission any artwork
- Enter text
- Layout booklet
- Solicit bids on printing
- Contract for printing
- Distribute copies of booklet to:

- Occupants in the district
- Owners of district property
- Officials of local governments
- Realtors serving the area
- Media that covers the area
- Utility companies for the area

## **VI. Project Justification**

### **Historic, cultural, and architectural significance of the district**

In the mid-1700's a Spanish post existed in what is now Franklin, Louisiana, situated on the route of the Old Spanish Trail and along a dramatic bend in the romantic Bayou Teche. Although early Franklin settlers were French, Acadian, German, Danish and Irish, many were also English, unusual in Southwest Louisiana. A testimony to Anglo-Saxon influence is the beginning in 1830 of services by Louisiana's fourth oldest Episcopal congregation and the establishment in 1847 of St. Mary's Episcopal Church.

Present day Franklin Historic District is a compact, geographically definable urban area that possesses a significant concentration of structures united by past events. The District contains over 400 structures and was listed in the National Register of Historic Places in 1982. It is an area of original mid-nineteenth-century homes and the denser railroad town that developed later.

Main Street is noteworthy as the historic White Way, where ornamental lighting still stands in the median and serves as a reminder of life in the city

during the early twentieth century. The south end of Main Street is dominated by large Greek revival homes. Rows of live oaks flank south Main Street and define the northeastern limits of the district. Smaller more recent homes complete the boulevard. Several isolated mid-nineteenth century homes, presumably raised during the turn-of-the century building boom, are also found along First and Second Streets.

With the arrival of the railroad and the sawmill industry in the latter part of the 19<sup>th</sup> century increased building activity was mainly composed of small frame houses with narrow setbacks on small lots. Many exhibit Queen Anne and Eastlake details. These houses fall into three categories: shotgun houses, raised cottages with late nineteenth century details, and L-shaped houses with side gables and semi-octagonal bays. The finer examples of this last group are heavily worked with several kinds of imbricated shingles, turned posts, brackets, barge boards and gallery turrets.

Larger, two story turn of the century houses occur with less frequency in the railroad development area and are somewhat isolated among smaller houses. Not forming any consistency in the neighborhood's overall streetscapes, these houses achieve their effect through the application of detailing which is much closer to the high style of the Queen Anne period than their smaller counterparts. Early twentieth century bungalows also occur in limited numbers in this area, but merely fill in existing areas predominated by earlier building styles.

In the commercial district, which includes a number of modern buildings, there are nonetheless many turn of the century masonry structures, most of which are two stories high with parapeted caps reaching almost three stories. These buildings include such decorative treatments as steeped gables, brick panels, arched windows, ornamental keystones, pilasters, crenellations and corbels.

The Franklin Historic District is worth preserving, for history has left a tremendous legacy. A variety of neighborhoods have evolved within several periods of Franklin's development. Because of the way in which they have evolved, these neighborhoods are livable, as they have an intimate and walkable streetscape and a wealth of architectural styles.

### **Threats to the district:**

The best way to protect historic properties is to anticipate threats before they become critical and consistently educate others in the community about the significance of cultural resources. The importance of developing dialogue and building consensus about what is valued as a community cannot be overstated. The Franklin Historic District is striving to inspire a general concern for historic preservation.

Threats may be direct or indirect. In Franklin the threat to historic resources include:

A threat that owners of historic structures may be unaware of a property's historic or architectural significance and, as a result, may alter or destroy the structure or site without having a full appreciation of the impact of their actions. Historic resources can be threatened by the complete lack of information on a site that may identify it as significant. A way to correct this situation is to provide historical information to owners.

Outlying commercial centers threaten historic downtown centers by destroying the uniqueness of historical communities and replacing it with a characterless uniformity. Downtown historic commercial buildings are also threatened because of a weak market for this type of space and misunderstanding of the cost of historical rehabilitation of these buildings for a new use.

Garages and outbuildings are a category of buildings that are threatened because the structures do not command the same attention of owners as do homes. The demand for old and historic homes frequently puts the emphasis on the residence only. Weathered siding, slate roofing and old beams are in high demand for new construction. This makes it tempting to tear down an old building, rather than restore it.

Depopulation leads to abandonment of houses, stores, churches, and outbuildings because officials and owners misunderstand the role of preservation districts, of the process of repair or renovation of historic properties and of the value of historic properties in a community.

Other threats:

- Abandonment
- Degradation
- Demolition by neglect
- Destruction
- Deterioration
- Development
- Difficulty securing mortgages
- Lack of guidelines regarding community involvement
- Lack of support from key city leaders
- Natural forces
- Neglect
- Poor public policy
- Public construction projects
- Vandalism

The contents and distribution of the Franklin Historic District Booklet will play an important role in educating the community to deal with the above threats.

### **Planning process**

The Franklin Historic District believes the Booklet is the next step in the ongoing proactive process, so far twenty-five years, of protecting and enhancing Franklin's historic district.

### **Benefits to the public**

The entire community, parish, and state all stand to benefit from a vibrant, livable and commercial area. The additional benefit of an attractive reminder of our shared heritage is priceless.

## **VII. Project Personnel**

### **Manager's résumé:**

Ben Nash is a retired vocational educator administrator (from Georgia) who was responsible for renovation and conversion of a 1928 elementary school into an office building for an educational agency (1978). Mr. Nash is familiar with almost all trades and building practices as a lifelong vocational educator. He has served as a consultant to architects designing vocational education spaces in area high schools in Georgia. As the unofficial photographer of the Historical Society of Athens/Clarke County, Georgia he exercised his hobby of photographing historic buildings. Mr. Nash moved to Franklin last year and purchased a turn of the century, cypress Queen Anne home on Main Street that needs extensive renovation. He is presently engaged in returning this house to its historic appearance and usefulness.

### **Consultants:**

None

### **Other personnel:**

Members of the Franklin Historic Commission and staff

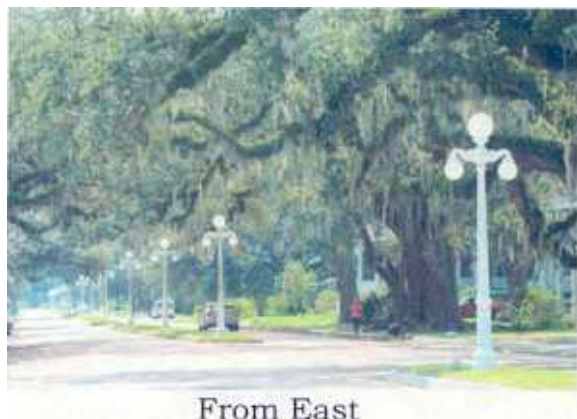
## VIII. Survey Projects

This is not a survey project.

The Franklin Historic District has been surveyed and found to have 422 properties.

See the map below.

## IX. Photos and maps



From East



To West

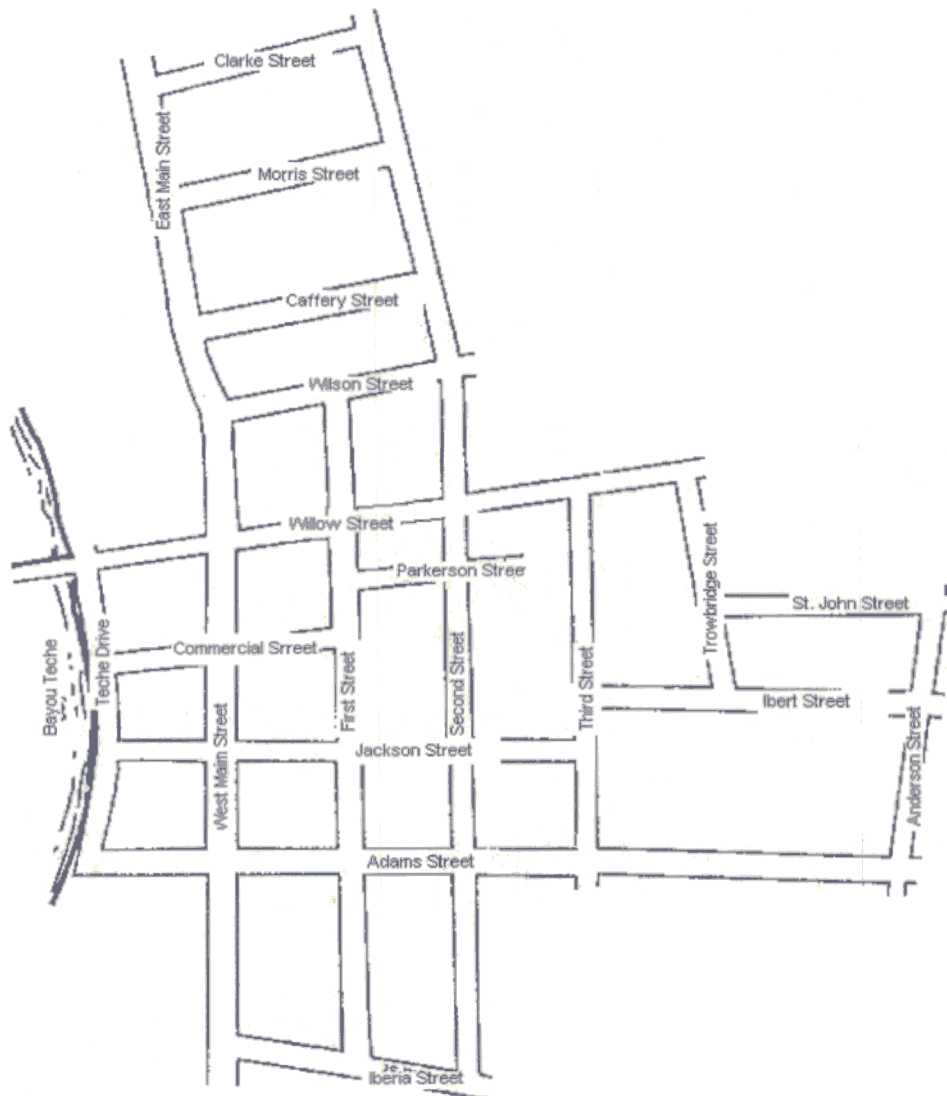


From Larger



To Smaller

## HISTORIC SCENIC FRANKLIN, LOUISIANA



FRANKLIN HISTORIC DISTRICT



X. Project Budget

ACTIVITY	COST
Rewrite ordinance	No charge to grant
Obtain or develop other contents	No charge to grant
Commission any artwork	No charge to grant
Text entry	No charge to grant
Booklet layout	No charge to grant
Contract for printing	\$ 3,200.00
Limited mailing	\$ 300.00
Distribute	<u>No charge to grant</u>
Total	\$ 3,500.00

XI. Matching Share

Source	Amount:
City of Franklin	\$ 1,750.00